



Association of Bay Area Governments
Bay Area Air Quality Management District
Metropolitan Transportation Commission

Joint Policy Committee

PLANNING RESOURCES

Redevelopment and Infill

Tool or Topic: **Brownfield Development**

Author

Organization

Published

Format

Title: Brownfield Redevelopers' Perceptions of Environmental Insurance: An Appraisal and Review of Public Policy Options

Meyer

Lincoln Institute of Land Policy

12/1/2002 PDF file

[#http://www.lincolnst.edu/pubs/pub-detail.asp?id=664#](http://www.lincolnst.edu/pubs/pub-detail.asp?id=664#)

Description:

All real estate investments involve some risk associated with time and costs for construction as well as property market conditions. Brownfield properties, with past contamination concerns, pose greater uncertainties, associated with site conditions and market responses, and thus are far riskier than development on land without environmental quality concerns. Environmental insurance (EI), that permits risks to be capped or transferred to others, can contribute to a more effective and efficient market for brownfield sites, and thus to restraining the spatial segregation, underutilization of urban centers, and spatial expansion that has accompanied abandonment of suspect sites.

In this paper, we report on the results from a survey and interviews of brownfield developers on the role that EI plays in facilitating brownfield redevelopment. Our objectives were to add to the sparse body of empirical data on brownfield sites—providing information on both general characteristics of brownfield properties as well specific features of EI use—and to draw on this information to inform public policy and approaches to insurance use at brownfields.

We found that developers' EI utilization rates are relatively low, reflecting in part poor knowledge of the availability of the tool, but also potentially due to the exceptional cost of the risk transfers for smaller development projects. To the extent that EI is used, the most important coverages appear to be protections for losses due to business interruption due to onsite pollution, cleanup of previously unknown onsite pollution, legal defense costs, and reopeners due to future regulatory actions. Insurance appears particularly relevant at sites where high risk financing capital is used, off-site contaminant migration is likely, or institutional controls on future land uses are prevalent. It also appears more important to a developer for projects that provide new and exceptional investment opportunities, for those that threaten major impacts on the firm's reputation and financial health in the event of a substantial uninsured loss, or when the firm lacks adequate risk spreading across its investment project portfolio.

Local governments and nonprofit organizations can promote EI utilization through information dissemination, active intervention to promote risk pooling in local markets, and financial subsidies to developers for EI use. Community-based organizations similarly could use the EI tools for their larger projects and/or may be able to promote risk pooling in their neighborhoods.

Tool or Topic: **Brownfield Development**

Author

Organization

Published

Format

Title: Brownfields in the St. Louis Region

Connolly

East-West Gateway Council of
Governments

12/1/2003 PDF file

[#http://www.ewgateway.org/pdffiles/BluePrintDocs/BrownfieldsinStLRegion.pdf#](http://www.ewgateway.org/pdffiles/BluePrintDocs/BrownfieldsinStLRegion.pdf#)

Description:

The purpose of this paper is to inform municipal officials and others who have a stake in creating a sustainable future for the St. Louis region. The paper focuses on the opportunities that brownfields present for revitalization through business, housing, and greenspace development.

Brownfields revitalization can result in a stronger economy, healthier residents, and a better quality of life in the community and throughout region.

The abundance of reusable, vacant property is perhaps the St. Louis region's most underutilized asset.

Tool or Topic: **Brownfield Development**

Author

Organization

Published

Format

Title: Horizons 2025 Implementation Municipal Tools and Techniques

Cilurso

Delaware Valley Regional Planning
Commission

4/1/2002

PDF file

<http://www.dvrpc.org/planning/community/MCDtools/pdf/ToolsAndTechniques.pdf#>

Description:

This brochure describes the variety of tools and techniques available to local governments to implement the region's long-range plan, Horizons 2025, prepared and adopted by the Delaware Valley Regional Planning Commission (DVRPC). The plan provides an integrated land use and transportation vision for the region's growth and development through the year 2025. Key policies of Horizons 2025 include:

- Revitalization of the region's core cities of Philadelphia, Camden, Trenton and Chester through maintenance and restoration of existing infrastructure systems, services, and capacity to support and attract new growth
- Stabilization of older townships, boroughs, and cities located throughout the region by maintaining or improving current infrastructure to support or enhance the social, economic, and physical character of these communities
- Growth Management of developing suburban communities by discouraging extensive growth and related infrastructure services and facilities outside designated growth areas and encouraging center-based planning and alternatives to conventional suburban design
- Preservation of farming and rural communities of the region by limiting the extension or development of major infrastructure systems in rural areas
- Conservation of sensitive natural areas and an open space network

Municipal governments have the primary authority and responsibility to implement these policies. This brochure is designed to introduce local officials and citizens to planning tools that may be useful in their communities.

The tools listed in this brochure are organized into several categories: Land Use, Economic Development, Natural Resource Preservation, Historic Preservation, Transportation, and Multi-Municipal Cooperation.

Tool descriptions include an overview of the use of the tool and an example of some of its benefits. Where appropriate, after the tool description, common local planning documents that will need to be amended or adopted are listed in italics.

Tool or Topic: **Brownfield Development**

Author

Organization

Published

Format

Title: Introduction to Environmental Insurance

Meyer

Lincoln Institute of Land Policy

5/1/2002

PDF file

[#http://www.lincolnst.edu/pubs/pub-detail.asp?id=623#](http://www.lincolnst.edu/pubs/pub-detail.asp?id=623#)

Description:

Paper presented at a course titled: "Reusing Brownfields and Other Underutilized Land: A Seminar for Senior Staff of Community-Based and Non-Profit Development Agencies."

Tool or Topic: **Brownfield Development**

Author

Organization

Published

Format

Title: Locating Opportunities for Brownfield Redevelopment in St. Louis

Walker

East Bay Community Foundation

7/1/2004

PDF file

<http://www.ewgateway.org/pdffiles/library/blueprint/brownfieldredevinurbanstlouis.pdf#>

Description:

The emergence of brownfields is a change in the context of policy discourse surrounding environmental protection and communities and reflects a shift toward private market based solutions as a response to past environmental practices. The efficiencies of this cleanup approach and its effect on some of St. Louis City's most blighted communities are discussed here. This analysis makes the assumption that geographic areas with greater concentrations of blight may not receive the attention of privately sponsored cleanup efforts yet should be the focus of attention for publicly initiated brownfield redevelopment efforts and joint ventures. These considerations first lead to a descriptive question. Where is blight most prevalent? With such areas identified a second question follows immediately: What determines brownfield redevelopment? The empirical focus is the City of St. Louis.

Tool or Topic: **Brownfield Development**

Author

Organization

Published

Format

Title: Promoting More Equitable Brownfield Redevelopment: Promising Approaches for Land Banks and Other Community Land Development Entities

Leigh

Lincoln Institute of Land Policy

3/1/200

PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=84#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=84#)

Description:

This project has focused on identifying promising approaches for improving the redevelopment prospects of the least marketable brownfield sites typically found in depressed urban neighborhoods. The current practice of many brownfield redevelopment projects is to select only the most marketable sites for remediation and redevelopment, essentially perpetuating the age-old “creaming” process. Private and public developers’ practices of avoiding the lowest market value parcels typically exclude disadvantaged neighborhoods from programs aimed at redeveloping brownfields. Doing so creates the potential for widening existing inequalities between better-off and worse-off neighborhoods.

This project specifically sought to identify land transfer procedures and processes through which land bank authorities and other community land development entities are willing to receive vacant brownfield property that is tax-delinquent and environmentally contaminated, and, able to arrange for remediation and sale of such property. The primary focus has been on an additional barrier typically associated with tax-delinquent properties: their low market values. For these properties, the taxes due are only one, and actually a more easily resolved, barrier to achieving property re-use. Thus, while the land bank authority could be helpful in forgiving the property taxes owed on the parcel as an incentive for re-use, the property’s redevelopment potential is still thwarted by its having little-to-no market desirability. It is this more difficult question of how to address sites in areas where demand for property is low, and contamination further complicates redevelopment, that we focus upon here in order to promote more equitable brownfield redevelopment.

Tool or Topic: **Brownfield Development**

Author

Organization

Published

Format

Title: Recycling the City: The Use and Reuse of Urban Land

Greenstein

Lincoln Institute of Land Policy

11/1/2004 Book

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=984#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=984#)

Description:

within political, economic, institutional and policy contexts. In the volume's three sections, the authors consider the issues at the national, regional, local and site levels; examine redevelopment processes and policies; and describe some potential uses of vacant and abandoned land, including urban agriculture, green development, and the preservation of an industrial landscape for cultural uses.

Following an introduction by coeditors Rosalind Greenstein and Yesim Sungu-Eryilmaz, the 11 chapters raise the essential questions: Is vacant land an opportunity or an obstacle? Are brownfields a legacy of prior industrial wealth, or of illegal and dangerous contamination? Is a land inventory vital to community needs for future growth, or the symbol of political shortsightedness or worse? Is the reclamation of this land the first step in an urban turnaround, or one more giveaway of local assets to investors with weak ties to the community?

To transform urban vacant lots requires focusing redevelopment efforts beyond the vacancy to the neighborhood and district context; accepting transitional uses as intermediate states; and a commitment to making thousands of small steps. The authors put redevelopment of urban land within the context of land economics, and make policy recommendations that concentrate on local action, including by nongovernmental organizations.

Recycling the City gathers cross-disciplinary research and analysis on the topic of underutilized, abandoned and vacant urban land, and will be of interest to anyone concerned with the future of our cities.

Tool or Topic: **Brownfield Development**

Author

Organization

Published

Format

Title: Redeveloping Brownfields with Federal Transportation Funds

Schroeer

Association of Metropolitan
Planning Organizatons

11/15/200 PDF file

[#http://www.ampo.org/publications/Brownfields.pdf#](http://www.ampo.org/publications/Brownfields.pdf#)

Description:

Provides information on using federal transportation funds to clean up environmental contamination in association with transportation and joint development projects. Includes case studies and suggests other sources of funds.

Tool or Topic: **Brownfield Development**

Author

Organization

Published

Format

Title: Risks and Rewards of Brownfield Redevelopment

Wright

Lincoln Institute of Land Policy

4/1/1997

Book

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=33#>

Description:

Brownfields are abandoned or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination that may present direct public health hazards. In most cases the more serious threat is to the economic health of the host city due to lost jobs, abandoned industrial sites and the expansion of blighted neighborhoods. Ultimately, the private real estate market will determine how brownfields are reused, but government should act to protect the public interest.

Tool or Topic: **Brownfield Development**

Author

Organization

Published

Format

Title: Smart Infill: Creating More Livable Communities in the Bay Area

Steinbach

Greenbelt Alliance

3/1/2002

PDF file

[#http://www.greenbelt.org/downloads/resources/report_smartinfill.pdf#](http://www.greenbelt.org/downloads/resources/report_smartinfill.pdf)

Description:

This 72-page guidebook for civic leaders and local citizens shows how the region can achieve more livable communities and more sustainable development by developing underutilized land within existing urban areas. The report presents 12 key strategies to bring about well-planned infill housing and mixed-use development. These recommendations include zoning changes, design guidelines, public participation processes, revised parking requirements, and preparation of "Specific Plans" coordinating neighborhood revitalization.

In addition to providing a useful toolbox of strategies for smart infill, the guidebook features photos and case studies of successful infill throughout the Bay Area. In these examples, municipal action is already helping revitalize neighborhoods or entire cities and providing much-needed housing for people at different income levels.

Tool or Topic: **Brownfield Development**

Author

Organization

Published

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Title: The Legacy of Contamination and the Redevelopment of Inner-City Industrial Districts

Howland

Lincoln Institute of Land Policy

5/1/2002

PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=121#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=121#)

Description:

This study examines the role that land contamination plays in hindering central city industrial redevelopment. We tracked all sales, the selling price, existence of contamination and length of time on the market in one industrial area of more than 5,500 acres in Southwest Baltimore. The results indicate that after the mid 1990s, contaminated parcels are selling and the market has adjusted to contamination by lowering sales prices. In fact, contamination does not appear to be a barrier at all, when the intended land use is also industrial. To seriously implement Smart Growth and central city revitalization, advocates will have to tackle the often ignored problem of older industrial areas, such as outdated parcel sizes, inadequate roads for modern truck access, outdated and aging infrastructure, incompatible land uses and unrealistic assumptions about the lands possibilities. The sole focus on contamination obscures other equally important barriers to the redevelopment of industrial central city districts.

Tool or Topic: **Brownfield Development**

Author

Organization

Published

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Title: Three Case Studies on The Roles of Community-Based Organizations in Brownfields and Other Vacant Property Redevelopment

Brachman

Lincoln Institute of Land Policy

10/1/2003 PDF file

[#http://www.lincolnst.edu/pubs/pub-detail.asp?id=858#](http://www.lincolnst.edu/pubs/pub-detail.asp?id=858#)

Description:

These case studies, representative of some of the different roles that community-based organizations (CBOs) can play in brownfield property redevelopment, were written based on interviews by the author with senior staff and/or directors of the CBOs involved in the projects. Despite variations from case to case in CBO role, organizational structure and external conditions, common successful redevelopment strategies emerge, including partnering with city officials on property acquisition and use of city services; linking redevelopment with other visible physical improvements; communicating regularly with city officials and community groups; undertaking redevelopment primarily as part of a comprehensive plan, instead of on a site-by-site basis; and utilizing tax increment financing. Obtaining property ownership or site control, a major barrier, can be overcome with city involvement or even temporary municipal ownership. CBO involvement with another major barrier -- extensive pre-development work (e.g. preparing the site, navigating confusing site control issues, assessing environmental conditions) -- greatly improves the chances for redevelopment success. Finally, while site contamination is seldom a primary barrier to property redevelopment, market conditions and location remain more frequent and intractable barriers.

Tool or Topic: **Greyfield Development**

Author

Organization

Published

Format

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Cilurso

Delaware Valley Regional Planning
Commission

4/1/2002

PDF file

<http://www.dvrpc.org/planning/community/MCDtools/pdf/ToolsAndTechniques.pdf#>

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Tool or Topic: **Infill**

Author

Organization

Published

Format

Title: At Risk: The Bay Area's Greenbelt

Steinbach

Greenbelt Alliance

1/1/2000

PDF file

http://www.greenbelt.org/downloads/resources/report_atrisk2000.pdf#

Description:

A survey of the status of all open land in the region, showing that nearly 500,000 greenbelt acres could be paved by sprawl in the next 30 years. Contains detailed statistics and computer-based maps for each county.

Title page can be downloaded separately.

Tool or Topic: **Infill**AuthorOrganizationPublishedFormat

Title: Estimating and Analyzing Land Supply Development Capacity

Moudon

Lincoln Institute of Land Policy

5/1/2001

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=103#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=103#)

Description:

This paper describes a method to estimate the land supply and development capacity of an urban area. The method, which draws from those devised by the City of Seattle, is applied to a portion of the city using parcel-level data with GIS software. Steps to estimate supply and capacity include the identification of all buildable lands (vacant, partially utilized, and underutilized lands) and the calculation of the development capacity of each one of these types of lands, taking into account zoning categories. Southeast Seattle has 11 percent and 17 percent of its net land supply in vacant or refill lands, respectively. It has the potential to increase its residential capacity by 57 percent, and its employment capacity by more than 80 percent. Analyses suggest that the potential for mixed-use development and redevelopment may be hindered by the relatively high supply of both vacant and refill lands in the lower-density residential zones presently preferred by both producers and consumers. Analyses also show that the criteria used to identify refill lands can have a substantial effect on development capacity estimates. This indicates that planners need to carefully test the criteria selected before performing final capacity estimates. Finally, this case study shows that while the structure and steps of land supply and capacity analysis are reasonably straightforward, the handling of the database requires special skills that many planners presently lack.

Tool or Topic: **Infill**AuthorOrganizationPublishedFormat

Title: Land Assembly For Development: Something Borrowed, Something New Connellan Lincoln Institute of Land Policy 3/1/2002 PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=635#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=635#)

Description:

This paper examines the potential contribution of the process known as “land pooling” in the context of the debate about land assembly, particularly in respect of current policy aims of making best use of previously developed land and encouraging mixed use development. Land pooling is when landowners participate in land assembly, servicing and disposal in accordance with a plan, including that assisted by some form of temporary compulsion - “assisted land pooling.” It may be considered as one method to involve the initiatives and skills of the private sector in land assembly yet leave landowners with a stake in their land ownership if they so wish. The concept of assisted land pooling is new to this country, but has been adopted extensively overseas.

The paper draws upon previous research, carried out under the auspices of the Urban Villages Forum, which investigated various ways in which land is currently assembled for major development projects at home and overseas and discusses specific situations in which the concept of land pooling may be considered as an additional tool to complement existing compulsory purchase and voluntary routes to land assembly. It also seeks to explore the potential for assisted land pooling to be utilized to induce owners to collaborate in land assembly where ownership is fragmented but should, in the public interest, be pooled for major development schemes. In this regard, it focuses on situations where compulsory purchase powers for land assembly may be limited or unavailable, and where public sector finance for doing so is nonexistent or constrained.

Additionally, the paper also touches upon the possibilities of current recoupment of betterment via ownership through public acquisition and the author critically examines the possible role that assisted land pooling may also play in this process.

Tool or Topic: **Infill**

Author

Organization

Published

Format

Title: Land Banking Revisited: Massachusetts Breaks the Mold

Melious

Lincoln Institute of Land Policy

1/1/1986

Book

<http://www.lincolnst.edu/pubs/pub-detail.asp?id=21#>

Description:

Land banking usually connotes large-scale government acquisition of property to control the pace and type of development. This study analyzes the innovative use of small-scale land banking to preserve open space and redevelop blighted urban areas.

Tool or Topic: **Infill**

Author

Organization

Published

Format

Title: Recycling the City: The Use and Reuse of Urban Land

Greenstein

Lincoln Institute of Land Policy

11/1/2004 Book

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=984#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=984#)

Description:

within political, economic, institutional and policy contexts. In the volume's three sections, the authors consider the issues at the national, regional, local and site levels; examine redevelopment processes and policies; and describe some potential uses of vacant and abandoned land, including urban agriculture, green development, and the preservation of an industrial landscape for cultural uses.

Following an introduction by coeditors Rosalind Greenstein and Yesim Sungu-Eryilmaz, the 11 chapters raise the essential questions: Is vacant land an opportunity or an obstacle? Are brownfields a legacy of prior industrial wealth, or of illegal and dangerous contamination? Is a land inventory vital to community needs for future growth, or the symbol of political shortsightedness or worse? Is the reclamation of this land the first step in an urban turnaround, or one more giveaway of local assets to investors with weak ties to the community?

To transform urban vacant lots requires focusing redevelopment efforts beyond the vacancy to the neighborhood and district context; accepting transitional uses as intermediate states; and a commitment to making thousands of small steps. The authors put redevelopment of urban land within the context of land economics, and make policy recommendations that concentrate on local action, including by nongovernmental organizations.

Recycling the City gathers cross-disciplinary research and analysis on the topic of underutilized, abandoned and vacant urban land, and will be of interest to anyone concerned with the future of our cities.

Tool or Topic: **Infill**

Author

Organization

Published

Format

Title: Smart Growth Hall Of Fame 2001

Kramer

Colorado Sprawl Action Center

12/5/2001 PDF file

[#http://www.environmentcolorado.org/reports/smartgrowth2001.pdf#](http://www.environmentcolorado.org/reports/smartgrowth2001.pdf)

Description:

Recognizes ten developments and planning decisions across Colorado that exhibit good growth management and smart growth principles. Displays a variety of growth management tools that are available to local governments and decision makers.

Tool or Topic: **Infill**

Author

Organization

Published

Format

Title: Ten Steps to a Living Downtown

Moulton

The Brookings Institution

10/1/1999 PDF file

[#http://www.brookings.edu/metro/moultonexsum.htm#](http://www.brookings.edu/metro/moultonexsum.htm#)

Description:

For decades after the American industrial revolution, the "downtown" of any city was the simple manifestation of a bounded social and commercial structure. Living downtown was efficient, functional, and desirable. Families, the elderly, young couples, rich and poor alike all lived in or near the center to be near where they worked and where the goods and services they needed for living were provided. But with the rise of suburbanization, America's downtowns have evolved into employment and entertainment centers, at best. This paper examines the opportunity that cities currently have to bring residents back to their downtowns and identifies ten steps that can be taken to create successful residential life in America's central business districts.

Tool or Topic: **Infill**AuthorOrganizationPublishedFormat

Title: The Legacy of Contamination and the Redevelopment of Inner-City Industrial Districts

Howland

Lincoln Institute of Land Policy

5/1/2002

PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=121#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=121#)

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Tool or Topic: **Infill**

Author

Organization

Published

Format

Title: The State Role in Urban Land Redevelopment

Leigh

The Brookings Institution

4/1/2003

PDF file

[#http://www.brookings.edu/metro/publications/leighvacant.htm#](http://www.brookings.edu/metro/publications/leighvacant.htm#)

Description:

In the end, more states need to attend to local land redevelopment. As it stands, few states employ even half the policies and programs identified here, nor have the relevant strategies been implemented across states in a consistent manner, or with equal degrees of success. In view of that, the impressive efforts of Maryland and New Jersey, the two states with the most comprehensive agendas for vacant and abandoned property reuse, form the basis (along with other initiatives identified by this review) of the model state agenda with which the paper closes.

Certainly the cause of urban land development will be enhanced if all states become aware of, and adapt to their best use, the legislative reforms and approaches that have been pioneered by the most proactive states.

Tool or Topic: **Infill**

Author

Organization

Published

Format

Title: Urban Vacant Land Redevelopment: Challenges and Progress

Goldstein

Lincoln Institute of Land Policy

12/1/2001 PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=91#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=91#)

Description:

While recent attention has cast a spotlight on urban brownfields (contaminated industrial sites), relatively little research or policy work has considered the vast untapped potential of the large number of small vacant and abandoned lots that lie in the midst of most economically depressed urban neighborhoods. Understanding the circumstances that create this situation—and inhibit its amelioration—will enable us to develop alternative policy mechanisms that promote redevelopment and neighborhood revitalization.

This research focuses on the nature of the urban vacant land problem common to many U.S. cities and the barriers to redevelopment of such land. The paper characterizes the myriad causes and consequences of urban vacant land, and provides several examples of innovative approaches to redevelopment. Several findings have emerged from this work. First, urban vacant land redevelopment may be addressed through broad policy approaches such as regional governance and land-use planning, and/or through programs targeted to address specific place-based barriers. Neither approach alone will conclusively resolve the issue of urban vacant land. Since urban disinvestment and decline is inextricably linked to suburban growth, in order to effectively address the problem the governance structure must include both.

Second, government has an important role to play in fostering urban vacant land redevelopment by giving clear policy signals to developers promoting redevelopment and easing the way for properties to reenter the land market through expedited foreclosure and property disposition. In some cases this will require significant restructuring to coordinate functions.

Finally, the research points to the importance of public/private partnerships and the significance of Community Development Corporations (CDCs) and other neighborhood entities in guiding local land use planning and decision-making. As traditional approaches without local input continue to languish, the potential of CDCs and other community organizations' to help vacant land redevelopment efforts succeed has become increasingly clear.

Tool or Topic: **Infill**

Author

Organization

Published

Format

Title: Vacant Land in Cities: An Urban Resource

Pagano

The Brookings Institution

1/1/2001

PDF file

[#http://www.brookings.edu/metro/pagano/paganoexsum.htm#](http://www.brookings.edu/metro/pagano/paganoexsum.htm#)

Description:

More and more city leaders recognize that they can reuse vacant land and abandoned structures to promote economic growth. But little is known about the amount of vacant land or number of abandoned structures in U.S. cities. This survey is designed to fill that information gap. It examines cities with varying densities and population growth patterns, and uses new data to estimate the amount of vacant land and abandoned structures in U.S. cities.

Tool or Topic: **Infill Incentives**

Author

Organization

Published

Format

Title: Recycling the City: The Use and Reuse of Urban Land

Greenstein

Lincoln Institute of Land Policy

11/1/2004 Book

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=984#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=984#)

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Recognizes ten developments and planning decisions across Colorado that exhibit good growth management and smart growth principles. Displays a variety of growth management tools that are available to local governments and decision makers.

Tool or Topic: **Redevelopment**AuthorOrganizationPublishedFormatTitle: Baltimore Pike Corridor Revitalization Assessment: Building a Case for
Community and Economic Redevelopment

Bell

Delaware Valley Regional Planning
Commission

11/1/2001 Book

[#http://www.dvrpc.org/data/pubs/abstract/01027.htm#](http://www.dvrpc.org/data/pubs/abstract/01027.htm#)

Description:

The purpose of this assessment is to identify issues and conflicts within the corridor study area and build a case for the need of economic and community redevelopment along the corridor, which will help the study area municipalities obtain funding for such activities. To this end, DVRPC analyzed existing conditions and trends in the study area, conducted a land use analysis and aesthetic assessment, reviewed PennDOT's transportation enhancement project along Baltimore Pike and developed a vision, recommendations and implementation strategies to guide future revitalization efforts. Baltimore Pike Corridor Revitalization Assessment: Building a Case for Community and Economic Redevelopment presents the outcome of these efforts.

Tool or Topic: **Redevelopment**AuthorOrganizationPublishedFormat

Title: Estimating and Analyzing Land Supply Development Capacity

Moudon

Lincoln Institute of Land Policy

5/1/2001

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=103#>

Description:

This paper describes a method to estimate the land supply and development capacity of an urban area. The method, which draws from those devised by the City of Seattle, is applied to a portion of the city using parcel-level data with GIS software. Steps to estimate supply and capacity include the identification of all buildable lands (vacant, partially utilized, and underutilized lands) and the calculation of the development capacity of each one of these types of lands, taking into account zoning categories. Southeast Seattle has 11 percent and 17 percent of its net land supply in vacant or refill lands, respectively. It has the potential to increase its residential capacity by 57 percent, and its employment capacity by more than 80 percent. Analyses suggest that the potential for mixed-use development and redevelopment may be hindered by the relatively high supply of both vacant and refill lands in the lower-density residential zones presently preferred by both producers and consumers. Analyses also show that the criteria used to identify refill lands can have a substantial effect on development capacity estimates. This indicates that planners need to carefully test the criteria selected before performing final capacity estimates. Finally, this case study shows that while the structure and steps of land supply and capacity analysis are reasonably straightforward, the handling of the database requires special skills that many planners presently lack.

Tool or Topic: **Redevelopment**AuthorOrganizationPublishedFormat

Title: Land Assembly For Development: Something Borrowed, Something New Connellan Lincoln Institute of Land Policy 3/1/2002 PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=635#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=635#)

Description:

This paper examines the potential contribution of the process known as “land pooling” in the context of the debate about land assembly, particularly in respect of current policy aims of making best use of previously developed land and encouraging mixed use development. Land pooling is when landowners participate in land assembly, servicing and disposal in accordance with a plan, including that assisted by some form of temporary compulsion - “assisted land pooling.” It may be considered as one method to involve the initiatives and skills of the private sector in land assembly yet leave landowners with a stake in their land ownership if they so wish. The concept of assisted land pooling is new to this country, but has been adopted extensively overseas.

The paper draws upon previous research, carried out under the auspices of the Urban Villages Forum, which investigated various ways in which land is currently assembled for major development projects at home and overseas and discusses specific situations in which the concept of land pooling may be considered as an additional tool to complement existing compulsory purchase and voluntary routes to land assembly. It also seeks to explore the potential for assisted land pooling to be utilized to induce owners to collaborate in land assembly where ownership is fragmented but should, in the public interest, be pooled for major development schemes. In this regard, it focuses on situations where compulsory purchase powers for land assembly may be limited or unavailable, and where public sector finance for doing so is nonexistent or constrained.

Additionally, the paper also touches upon the possibilities of current recoupment of betterment via ownership through public acquisition and the author critically examines the possible role that assisted land pooling may also play in this process.

Tool or Topic: **Redevelopment**

Author

Organization

Published

Format

Title: New Regionalism: Building Livable Communities Across the Delaware Valley

Elkis

Delaware Valley Regional Planning Commission

7/1/1999

Book

[#http://www.dvrpc.org/asp-files/pubs/PublicationAbstract.asp?pub_ID=99008#](http://www.dvrpc.org/asp-files/pubs/PublicationAbstract.asp?pub_ID=99008#)

Description:

New Regionalism expands the concept of New Urbanism to include 1) limiting new development to designated growth areas, 2) fostering suburban development based on traditional neighborhood design principles, 3) encouraging infill development and urban revitalization, and 4) preserving an inter-connected regional open space network. This report explains key strategies and design principles for enhancing livability at both the neighborhood and regionwide scale, and presents local case studies of how various communities in the Delaware Valley are applying these principles to make themselves more livable.

Tool or Topic: **Redevelopment**

Author

Organization

Published

Format

Title: Smart Infill: Creating More Livable Communities in the Bay Area

Steinbach

Greenbelt Alliance

3/1/2002

PDF file

[#http://www.greenbelt.org/downloads/resources/report_smartinfill.pdf#](http://www.greenbelt.org/downloads/resources/report_smartinfill.pdf#)

Description:

This 72-page guidebook for civic leaders and local citizens shows how the region can achieve more livable communities and more sustainable development by developing underutilized land within existing urban areas. The report presents 12 key strategies to bring about well-planned infill housing and mixed-use development. These recommendations include zoning changes, design guidelines, public participation processes, revised parking requirements, and preparation of "Specific Plans" coordinating neighborhood revitalization.

In addition to providing a useful toolbox of strategies for smart infill, the guidebook features photos and case studies of successful infill throughout the Bay Area. In these examples, municipal action is already helping revitalize neighborhoods or entire cities and providing much-needed housing for people at different income levels.

Tool or Topic: **Redevelopment**AuthorOrganizationPublishedFormat

Title: Ten Steps to a Living Downtown

Moulton

The Brookings Institution

10/1/1999 PDF file

[#http://www.brookings.edu/metro/moultonexsum.htm#](http://www.brookings.edu/metro/moultonexsum.htm#)

Description:

For decades after the American industrial revolution, the "downtown" of any city was the simple manifestation of a bounded social and commercial structure. Living downtown was efficient, functional, and desirable. Families, the elderly, young couples, rich and poor alike all lived in or near the center to be near where they worked and where the goods and services they needed for living were provided. But with the rise of suburbanization, America's downtowns have evolved into employment and entertainment centers, at best. This paper examines the opportunity that cities currently have to bring residents back to their downtowns and identifies ten steps that can be taken to create successful residential life in America's central business districts.

Tool or Topic: **Redevelopment**AuthorOrganizationPublishedFormat

Title: The Legacy of Contamination and the Redevelopment of Inner-City Industrial Districts

Howland

Lincoln Institute of Land Policy

5/1/2002

PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=121#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=121#)

Description:

This study examines the role that land contamination plays in hindering central city industrial redevelopment. We tracked all sales, the selling price, existence of contamination and length of time on the market in one industrial area of more than 5,500 acres in Southwest Baltimore. The results indicate that after the mid 1990s, contaminated parcels are selling and the market has adjusted to contamination by lowering sales prices. In fact, contamination does not appear to be a barrier at all, when the intended land use is also industrial. To seriously implement Smart Growth and central city revitalization, advocates will have to tackle the often ignored problem of older industrial areas, such as outdated parcel sizes, inadequate roads for modern truck access, outdated and aging infrastructure, incompatible land uses and unrealistic assumptions about the lands possibilities. The sole focus on contamination obscures other equally important barriers to the redevelopment of industrial central city districts.

Tool or Topic: **Redevelopment**

Author

Organization

Published

Format

Title: The State Role in Urban Land Redevelopment

Leigh

The Brookings Institution

4/1/2003

PDF file

[#http://www.brookings.edu/metro/publications/leighvacant.htm#](http://www.brookings.edu/metro/publications/leighvacant.htm#)

Description:

In the end, more states need to attend to local land redevelopment. As it stands, few states employ even half the policies and programs identified here, nor have the relevant strategies been implemented across states in a consistent manner, or with equal degrees of success. In view of that, the impressive efforts of Maryland and New Jersey, the two states with the most comprehensive agendas for vacant and abandoned property reuse, form the basis (along with other initiatives identified by this review) of the model state agenda with which the paper closes.

Certainly the cause of urban land development will be enhanced if all states become aware of, and adapt to their best use, the legislative reforms and approaches that have been pioneered by the most proactive states.

Tool or Topic: **Redevelopment**

Author

Organization

Published

Format

Title: Urban Vacant Land Redevelopment: Challenges and Progress

Goldstein

Lincoln Institute of Land Policy

12/1/2001 PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=91#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=91#)

Description:

While recent attention has cast a spotlight on urban brownfields (contaminated industrial sites), relatively little research or policy work has considered the vast untapped potential of the large number of small vacant and abandoned lots that lie in the midst of most economically depressed urban neighborhoods. Understanding the circumstances that create this situation—and inhibit its amelioration—will enable us to develop alternative policy mechanisms that promote redevelopment and neighborhood revitalization.

This research focuses on the nature of the urban vacant land problem common to many U.S. cities and the barriers to redevelopment of such land. The paper characterizes the myriad causes and consequences of urban vacant land, and provides several examples of innovative approaches to redevelopment. Several findings have emerged from this work. First, urban vacant land redevelopment may be addressed through broad policy approaches such as regional governance and land-use planning, and/or through programs targeted to address specific place-based barriers. Neither approach alone will conclusively resolve the issue of urban vacant land. Since urban disinvestment and decline is inextricably linked to suburban growth, in order to effectively address the problem the governance structure must include both.

Second, government has an important role to play in fostering urban vacant land redevelopment by giving clear policy signals to developers promoting redevelopment and easing the way for properties to reenter the land market through expedited foreclosure and property disposition. In some cases this will require significant restructuring to coordinate functions.

Finally, the research points to the importance of public/private partnerships and the significance of Community Development Corporations (CDCs) and other neighborhood entities in guiding local land use planning and decision-making. As traditional approaches without local input continue to languish, the potential of CDCs and other community organizations' to help vacant land redevelopment efforts succeed has become increasingly clear.